



**Planning, Development  
and Transportation**  
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**DATE:** 02.17.2016  
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■ **RIVERLIGHTS CONVENTIONAL NEIGHBORHOOD PHASE 1A [TRC Plan Review]**

∞ Initial Review Note ∞

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

**TECHNICAL STANDARDS – NEW ROADS:**

1. The proposed subdivision street named Bibey Alley does not meet the minimum centerline offset between streets. The centerline between the intersection of Old Towne Street and Bibey Alley and the intersection of Coble Sound and Bibey Alley is closer than the 400' minimum distance. [\[7-5 CofW Tech Stds\]](#)
2. The proposed subdivision street named Coble Sound does not meet the minimum centerline offset between streets. The centerline between the intersection of Old Towne Street and Coble Sound and the intersection of Coble Sound and Bibey Alley is closer than the 400' minimum distance. [\[7-5 CofW Tech Stds\]](#)
3. Show a pavement profile for each of the proposed streets.
4. Install wheelchair ramp at corner of Coble Sound turn around and sidewalk connections, per NCDOT and/or City standards. Connect sidewalk with ramp.

**TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):**

5. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [\[Chapter VII ,Detail SD 8-02 \(curb\) CofWTSSM\]](#)
6. Provide a sidewalk connection between the parking lot site and the handicap parking space.
7. The residents along Old Towne Street do not have sidewalk access to sidewalk off Coble Sound. Please provide a pedestrian access to this sidewalk.
8. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

**TECHNICAL STANDARDS – PARKING:**

9. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. The proposed parking lot requires vehicles to back onto a street that is less wide than a standard parking aisle. [\[Sec.18-526 CofW LDC\]](#)
10. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
11. Specify the materials for the proposed parking lot. If the lot is not paved, then the parking lot must meet requirements of standard details SD 15-13 and 15-10 for parking lots under 25 stalls. Provide a continuous perimeter border and 6" gravel surface. If the site has a drainage trench or other drainage, please show it on the plan or detail. [\[SD 15-11 CofW Tech Stds\]](#)
12. This area is close to sensitive environmental areas, such as the natural area along the Old River Road and in the new open areas. Please provide receptacles for waste and trash.
13. As the developer has chosen to provide automobile spaces, please provide bicycle parking in the area also. Please add the required number and the proposed number to the site data table and graphically indicate on the plans the location of bike parking. [\[Sec.18-528 CofW LDC\]](#)

#### **TECHNICAL STANDARDS – Barrier Free Design:**

14. Please show location of handicap ramp(s) and signs and provide details on the plan.
15. The 5' sidewalk, adjacent to 90 degree parking spaces does not meet ADA requirements. It does not appear to connect to the handicap ramp for this site.
16. Please ensure the handicap ramp and parking space are Van Accessible. Ensure the top of the ramp is adequate for the landing area.
17. Note the required and proposed number of handicapped spaces in the development data. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

#### **REVISIONS TO NOTES ON THE PLAN:**

18. Please revise notes #7 and 8 on sheet G-002 to reflect the following verbiage:
  - #7: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
  - #8: Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options.

#### **GENERAL NOTES TO ADD TO THE PLAN:**

- A. All parking stall markings and lane arrows within the parking areas shall be white.
- B. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [\[SD 15-14 CofW Tech Stds\]](#)
- C. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.

#### **MISCELLANEOUS:**

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Alina Jakubcanin at 341-7888, [Alina.Jakubcanin@wilmingtonnc.gov](mailto:Alina.Jakubcanin@wilmingtonnc.gov), to discuss street lighting options.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.